

May 6, 2011

Ms. Joanne Williams  
UCLA Real Estate  
10920 Wilshire Boulevard, Suite 810  
Los Angeles, California 90024-6502

Subject: 14250 Arminta Street, Panorama City, CA  
Seismic Screening Report  
JLA Job no. 11140-11

Dear Ms. Williams,

Per your request, we have performed a seismic screening of the existing building located at 14250 Arminta Street in Panorama City, California. Our services included a site visit performed on April 28, 2011 to observe the existing conditions of the exposed structural systems, review of the available structural drawings & an evaluation of the existing structural systems of the building.

#### Building Description

The building is located at 14250 Arminta Street in Panorama City, California. The building consists of a two-story concrete tiltup building on grade, with a rectangular plan measuring approximately 145 feet by 105 feet. The building was originally constructed in 2005 & an expanded 2<sup>nd</sup> floor added in 2007.

The original building consisted of a warehouse building with approximately 13,930 square feet on the ground floor and a partial 2,238 square foot mezzanine on the 2<sup>nd</sup> floor. The addition in 2007 consisted of 4,524 square feet of additional floor area on the second floor.

Structural Drawings for the original building: S1.1 through SD8 by SKT Structural Engineering, dated October 6, 2005.

Structural Drawings for the 2<sup>nd</sup> floor addition: S-1 through SN-1 by Burke Engineering, dated April 10, 2007.

## Construction

### *Gravity Construction:*

Original Building: The gravity framing at the roof consists of plywood sheathing over wood subpurlins that span to steel open web truss joists which are in turn supported by steel open web truss girders and the perimeter concrete tiltup panels. The steel girders are supported by interior steel columns and the perimeter concrete tiltup panels.

Original Building: The gravity framing at the partial mezzanine consists of plywood sheathing over steel open web truss joists which are in turn supported by steel girders and the perimeter concrete tiltup panels. The steel girders are supported by interior steel columns and the perimeter concrete tiltup panels.

2<sup>nd</sup> Floor Addition: The gravity framing at the second floor addition consists of plywood sheathing over wood joists which are in turn supported by steel girders and the perimeter concrete tiltup panels. The steel girders are supported by interior steel columns and the perimeter concrete tiltup panels.

### *Foundation System:*

The foundation system consists of a 5" concrete slab on grade, concrete pads supporting the concrete columns and continuous footings under the concrete perimeter walls.

### *Lateral-Force-Resisting-System:*

Original Building: The lateral-force-resisting system consists of plywood diaphragms that transfer seismic inertial loads to perimeter reinforced concrete shear walls.

2<sup>nd</sup> Floor Addition: The lateral-force-resisting system supporting loads from the second floor consists of a plywood diaphragm that transfers seismic inertial loads to existing perimeter reinforced concrete shear walls as well as steel braced frames that were added in the longitudinal direction & plywood shear walls in the transverse direction.

## Observations

The exposed structural elements appeared to be in fair condition considering the age of the building.

### Seismic Evaluation Criteria

*General:* The property was evaluated based on the University of California Seismic Safety Policy for Leased and Purchased Buildings dated June 29, 2007. The seismic policy provides four seismic performance ratings: Good, Fair, Poor and Very Poor as follow:

*“Good” Rating:* A major seismic disturbance is anticipated to result in some structural and/or nonstructural damage and/or falling hazards that would not significantly jeopardize life.

*“Fair” Rating:* A major seismic disturbance is anticipated to result in structural and nonstructural damage and/or falling hazards that would represent low life hazards.

*“Poor” Rating:* A major seismic disturbance is anticipated to result in significant structural and nonstructural damage and/or falling hazards that would represent appreciable life hazards.

*“Very Poor” Rating:* A major seismic disturbance is anticipated to result in extensive structural and nonstructural damage, potential structural collapse, and/or falling hazards that would represent high life hazards.

### Seismic Evaluation

- The structure has a complete load path to transfer seismic inertial forces to the foundations.
- There are no significant strength or stiffness discontinuities in the vertical elements of the lateral-load-resisting system.
- The roof and floor diaphragms are continuous with no major openings.
- Out-of-plane anchors have been provided to positively anchor the exterior concrete walls to the roof & floor framing. A major seismic disturbance is anticipated to result in some structural and/or nonstructural damage that would not significantly jeopardize life.
- It appears that adequate length of concrete shear walls have been provided for the size, configuration, and age of the building. A major seismic disturbance is anticipated to result in some structural and/or nonstructural damage that would not significantly jeopardize life.
- Based on our review of available structural drawings, our site observations, the age of the building, the code that was used for the design of the structure, performance of similar structures during past earthquakes, a major seismic disturbance is anticipated to result in some structural and/or nonstructural damage that would not significantly jeopardize life.

Seismic Rating

GOOD

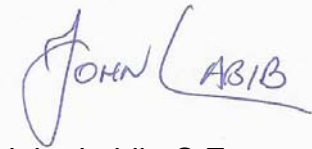
Limitations

This limited seismic screening was based on our limited site observations of the exposed structural members & our review of the existing structural drawings. Services were performed by JLA in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. The structural observations and recommendations represent our opinion and are not intended to preempt the responsibility of the original design consultants in any way. No other warranty, expressed or implied, is made.

If you have any questions, please do not hesitate to call us.

Yours truly,

John Labib & Associates



John Labib, S.E.  
Principal

